

# RARE, GRANDFATHERED USE AUTO REPAIR BUSINESS!

*Exclusively Offered By*  **MLS Lincoln Weston Realty**  
**71 West Main St. & Georgetown, Massachusetts**

Also view this property online at:

[https://MLSLincolnWestonRealty.com/71\\_west\\_main\\_street\\_georgetown\\_mass.php](https://MLSLincolnWestonRealty.com/71_west_main_street_georgetown_mass.php)



**PETER GOTTLIEB, BROKER/AGENT**  
**MLSLincolnWestonRealty**  
**(781) 235-7727**



**RARE OPPORTUNITY TO PURCHASE OR LEASE THIS RENOWNED AND REPUTABLE AUTO REPAIR FACILITY.** The business proudly possesses a grandfathered use in the downtown Georgetown area. This is a multi-oil heated facility by its own oil byproducts thereby eliminating certain energy costs. There are two heating units at 170,000 BTUs AND 250,000 BTUs, respectively. Licensed to handle 16,000 gallons with five 300-gallon tanks. New Rolled rubber roof ~2 years old. One new garage door and 2 refurbished doors; a \$10,000 value. Mini-split Air conditioning in the Office and Waiting room areas. Environmental fiber filtration system on the property perimeter. 4-lifts with one inspection station which exists with the current business owner. The purchase price of \$1.2 million includes a discounted \$625K for the real estate and discounted \$575K for the concomitant business. The real estate alone is \$1,200,000, which is less than its estimated retail value. Ask BROKER for additional financing options. Buyers CALL Peter directly at MLSLincolnWestonRealty today for more information or to schedule a showing at (781) 235-7727. Prices are subject to change without notice prior to Seller's acceptance of an offer.

*Peter Gottlieb is a specialist for buyers and sellers of commercial and industrial real estate in Massachusetts. Trusted and respected for over 43 years.*

GFA: ~3,484 s.f. / .25 acres  
4 Garage Bays with Lifts  
Additional Garage parking  
Self Heating with recycled motor oil  
Air Conditioning in Office and Waiting Area  
New Rolled Rubber Roof  
Licensed Vehicle Inspection Station currently

FOR PURCHASE OR LEASE  
Taxes: \$4,135.15 FY 2023  
R.E. Assessment: \$309,300  
Year Built: 1930 Renovated 1986  
Style: Auto Repair Garage  
Sale Price: \$1,200,000  
Lease: \$12,500/month for 5 years w/2% annual escalation & \$500K d.p.  
Grandfathered Auto Repair Use in this downtown Georgetown district

  
MLS Lincoln Weston Realty

**P.O. Box 722 • Weston, MA 02493**  
**(781) 235-7727 • Fax: (781) 272-8777**  
e-mail: [Peter@MLSLincolnWestonRealty.com](mailto:Peter@MLSLincolnWestonRealty.com)  
website: [MLSLincolnWestonRealty.com](http://MLSLincolnWestonRealty.com)  
**Peter Gottlieb: Listing Broker**